



**City of Yreka**  
Planning Department  
701 Fourth Street  
Yreka, CA 96097

Housing Policy Department  
Received on:

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Date: March 5, 2013

✓ To: **Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**Governor's Office of Planning and Research**  
P. O. Box 3044  
Sacramento, CA 95812-3044

RE: **City of Yreka, California – California Government Code Section 65400**  
**Annual General Plan and Housing Element Progress Report**

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To Whom It May Concern:

Pursuant to Section 65400 of the Government Code, the City of Yreka hereby submits its annual general plan report and housing element progress report. Attached with this letter of transmittal, please find the following item(s):

- City of Yreka, California - General Plan Annual Report and Housing Element progress report and completed Statement of Accuracy for calendar year 2012.

Please feel free to contact the City of Yreka Planning Department at 701 Fourth Street, Yreka, CA 96097 if you have any comments.

Sincerely,  
Scott Friend  
City of Yreka Planning Department

By:   
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Scott Friend, AICP  
City Planner (contract)

cc: Project File  
Elizabeth Casson, City Clerk (w/out attachments)



## **City of Yreka**

2012 City of Yreka General Plan / Housing Element  
Annual Report

Submitted By:  
**City of Yreka Planning Department**  
701 Fourth Street  
Yreka, CA 96097

**March 2013**

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Yreka

Mailing Address:

City of Yreka

701 Fourth Street

Yreka, CA 96097

Contact Person: Elizabeth Casson Title: City Clerk

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Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 31, 2013. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

✓ **Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P. O. Box 3044

Sacramento, CA 95812-3044

## CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Clerk on behalf of the City of Yreka has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information that has been provided herein is true and correct.

A handwritten signature in blue ink, appearing to read "Elizabeth Casson", written over a horizontal line.

Elizabeth Casson, City Clerk

March 1, 2013

## **BACKGROUND AND PURPOSE OF THE GENERAL PLAN ANNUAL REPORT**

### ***General – State Law and local planning***

California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. The report is a tool for doing this.

The main purpose and most important function of the report is to provide local legislative bodies with information regarding implementation of their General Plan. The report must be presented to the local legislative body for their review and acceptance. This is typically done by placing the report on a regular meeting agenda as a consent or discussion item.

### ***City of Yreka– Growth and the General Plan***

The *City of Yreka General Plan 2002-2022* was adopted by the City Council in December of 2003. Since the Plan's adoption, the City has seen fluctuations in development interest within Yreka, as evidenced by the receipt of Land Use Entitlement Applications. After an increase in development and entitlement requests in 2006-2010, there was a decrease in 2011, which continued to stagnate through 2012. The reasons for the increased interest and subsequent decline of development in Yreka are varied, but are most directly related to the "real estate bubble" and current depressed state of the economy.

These and other market forces including the number of foreclosed properties and the general depressed conditions of the local job market, have resulted in a flat to declining rate of growth in the City and a continued reduction in the overall number of applications submitted to the City for development through the 2012 reporting period. As a result of these conditions, the City has not seen any real interest from groups seeking to leverage the opportunities that exist in the City for new development. The City of Yreka has not been successful in securing any real projects as a result.

Regardless of development interest within the City and the current state of the economy, the City's General Plan remains a valid and useful document, and the Goals, Objectives, and Programs of the Plan were advanced through the actions of the City throughout the 2012 calendar year. While the Plan is now a decade old, it remains adequate.



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***City of Yreka 2009-2014 Housing Element***

The City of Yreka *2009-2014 Housing Element* (Housing Element or HE) was adopted by the City Council on November 19<sup>th</sup>, 2009. The HE was drafted during the second half of 2009 and was certified by the State Department of Housing and Community Development in February of 2010.

The Housing Element outlines the Goals, Policies and Programs of the City in relation to the provision of housing, addresses the City's success in implementing the previous Housing Element and provides a detailed demographic and analytical evaluation of how the City is planning to accommodate its share of the regions housing during the planning period (2009-2014). The primary components of the Plan remain consistent with the City's previous Housing Element. The finding of the Plan suggest that the City has made strides toward the achievement of accommodating its regional fair share of the affordable housing needs and will continue to move toward meeting the goals of the Element during the next 5-year plan period.

**EXECUTIVE SUMMARY**

As described in this report, the City of Yreka General Plan remains a useful and valuable tool to assist the City in providing policy direction for City decision makers and information for City residents and interested parties.

In that context and in terms of the City of Yreka and its General Plan, this report concludes the following:

- The City of Yreka General Plan remains a valid and useful document, which continues to provide guidance and direction for the City as intended.
- In comparing the current City of Yreka General Plan projections to the current setting, it can be summarized that the main thrust of the General Plan projections were, and continue to be, correct in that the Plan recognized that limited new residential development would be necessary to meet projected demand.
- There is detailed information about the City and surrounding area in all of the elements of the current City of Yreka General Plan. Much of the overarching, supporting, and descriptive information (setting, et cetera) remains accurate and therefore useful.
- The 2009-2014 Housing Element concludes that the City is making progress towards meeting its regional housing needs allocations and has the land supply available to meet its targets in the planning horizon (2009-2014).

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## I. IS THE GENERAL PLAN SERVING TO MEET ITS OWN GOALS?

With regard to Land Use, all of the goals and programs set forth by the City of Yreka General Plan stem from **Goal LU.3**, as follows:

- Goal LU.3 -- To ensure efficient development and the economical extension of urban services.

A determination of whether Goal LU.3 is being met may be subjective, but there are objective measures as well. One metric to determine whether a community ensures efficient development with adequate land use opportunities is whether there is a presence of growth interests. The section below titled DEVELOPMENT ACTIVITY 2012 (beginning on page 14) summarizes the development applications and activity that has occurred over the last year. Prior to that is a review of the stage set by the current General Plan.

### ***General Plan Land Use Projections***

The *City of Yreka General Plan 2003-2022* makes projections for both population and land use demands. The first section, Land Use, includes the following under its Population and Demographics heading:

*"Because residential land use comprises a significant portion of a city's total land area, changes in population are typically used to estimate future land need. Over the past five (5) years, the City of Yreka has seen a gradual decline in the total population. This trend is also reflected in county-wide figures. Historically, the City had between one and two percent average annual growth. The decline in population can be attributed to the reduction in area logging, and the closure of several industries in Yreka. The City believes that this downward trend has slowed, and that the City will begin to experience a gradual growth over the next twenty years..."*

*... Using a twenty year planning period for the General Plan, the City of Yreka could expect a population in 2022 of between 8,400 and 10,250. In order to support the increase of 1,500 to 3,300 new residents, the City will need to provide adequate room for housing, jobs and recreation."*

That same General Plan section contained Projected Land Use Demands, which included the following:

*"With the population as estimated, the City would be expected to need between 250 and 500 acres of land available for development within the planning period. This would include sufficient land to ensure fair market prices."*

### ***Current Setting***

The 2009-2014 *City of Yreka General Plan Housing Element* states that between 1990 and 2000, the City of Yreka's population increased by approximately five percent and between 2000 and 2008, the population increased by approximately two percent.



This growth rate was higher than that for the County during the same period, which was 2.3 percent between 1990 and 2000 and 2.1 percent between 2000 and 2008. From 2000 to 2010, the City experienced an increase in population from 7,290 to 7,765. A review of the population and growth figures from the California Department of Finance suggests that the population of Yreka stopped increasing and actually decreased from 7,765 in 2010 to 7,750 in 2012.

The 2009-2014 Housing Element identified a total of 130 acres of High Density Residential (R-3) zoned lands with the potential to result in 1,332 units; 61 acres of Medium Density Residential (R-2) with the potential to result in 511 units; 1,338 acres of Single Family Residential (R-1) zoned land with the potential to result in 2,160 units; 537 acres of Residential Agriculture (R-A) zoned lands with the potential to result in 185 units; and four acres of Residential / Professional Office (RPO) zoned land with the potential to result in 36 units. The largest parcel of land available for residential development within the City is 150 acres of R-1 zoned parcel slightly constrained due to sloping. The parcel with the greatest residential growth potential consists of approximately 138 acres and can accommodate 413 units.

It can be concluded that the projections framed by the current General Plan regarding housing requirement needs accurately estimated the current setting, in that there is an adequate supply of land within the City which would serve to provide for any long-term housing stock needs.

### ***Regional Housing Needs***

A Regional Housing Needs Allocation (RHNA) Plan is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing unit need for each region. Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a RHNA Plan for Siskiyou County, which identifies a need for 720 new residential units in Siskiyou County over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 720 units is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population.

The intent of the RHNA Plan is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA Plan is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA Plan jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Based on the HCD RHNA Plan for Siskiyou County, the City of Yreka's share of regional housing needs is 117 units, primarily for above moderate income houses<sup>1</sup>. Since 2007,

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<sup>1</sup> The RHNA Plan identified the need for 28 units for the very low income earners, 20 units for low income earners, 19 units for moderate income earners, and 50 units for above moderate income earners.





16 units have been built within the City bringing Yreka's current share of regional housing needs to 101 units.

### ***Summary***

In comparing the General Plan's projections to the current setting, it is concluded that the General Plan projections were correct in that they identified that new residential development would be required to meet demand. The City's Housing Element identifies some new requirements (resulting from outside legislation) that have created new targets for the City to meet, and through the required internal consistency will work in concert to support the General Plan to address those goals. It is then concluded that the General Plan is serving to meet its own goals. While the targeted unit allocation for residential houses pursuant to the RHNA Plan may not be physically constructed due to the current depressed state of the economy, the City has ensured that ample amount of vacant land exists to accommodate the targeted unit allocation.

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## II. ADEQUACY OF THE CURRENT CITY OF YREKA GENERAL PLAN

Government Code § 65302 states that *"the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."* The General Plan must include the seven elements described below in this report.

For one of the required Elements, the Housing Element, the Government Code is very specific about contents, requirements and frequency of adoption. The requirements for the other six elements are less specific. The Government Code requires that the Housing Element must be reviewed and adopted or re-adopted at least every 5 years while the other elements of the Plan should be revised "as needed" to keep information current. The City of Yreka General Plan contains all seven of the required Elements comprising a legally adequate General Plan. As indicated previously in this report, all Elements of the General Plan with the exception of the Housing Element (adopted in 2009) were adopted in 2003 and remain valid and functional today.

The City of Yreka General Plan was consistent with state requirements when it was adopted in 2003 and remains consistent with state requirements to this day. The Housing Element was updated and adopted in 2009.

### ***Usefulness of the Plan***

The General Plan has been described by the courts as *"the constitution for development"* (of a jurisdiction). All development approvals must be consistent with the General Plan. Therefore, a General Plan is useful if it provides up-to-date information, goals, objectives and implementing programs that are consistent with current city growth policies and which are physically and economically feasible to implement.

The Yreka General Plan elements are listed below, with a brief description of what they include, followed by a brief discussion and summary regarding currency and what has been done in the City of Yreka in the 2012 calendar year to ensure that the goals, objectives, and programs set forth within the General Plan have been addressed:

### **LAND USE ELEMENT:**

*"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...and other categories of public and private uses of land. [It]...shall include a statement of the standards of population and building intensity recommended for the various districts..."*

There are 13 goals listed within the Land Use Element of the Yreka General Plan, as follows:

- Goal LU.1 – To maintain flexibility in land use designations and zone districts
- Goal LU.2 – To ensure there is adequate land within the City for future development in a variety of types and styles.
- Goal LU.3 – To ensure efficient development and the economical extension of urban services.



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- Goal LU.4 – To protect established neighborhoods, and enhance the sense of community that is the City of Yreka.
  - Goal LU.5 – To protect established neighborhoods and enhance the quality of life in Yreka.
  - Goal LU.6 – To protect the unique views from Yreka of the surrounding mountains.
  - Goal LU.7 – To encourage visitors to the City and enhance the City's presence as a community along Interstate 5.
  - Goal LU.8 – To create neighborhoods that reflect the high quality of life in Yreka.
  - Goal LU.9 – To support the expansion and retention of existing commercial establishments, and to encourage new commercial development in the City.
  - Goal LU.10 – To promote economic growth within the City of Yreka to ensure employment opportunities and goods and services are available within the community.
  - Goal LU.11 - Protect and expand the Trail System along Yreka Creek and its Tributaries.
  - Goal LU.12 – To protect and preserve the historical resources of the City of Yreka.
  - Goal LU.13 – To keep the General Plan current reflecting changes in public desires, changes in growth trends and applicable legislation.

These goals contain several objectives and programs which generally seek to assure adequate land supply, efficient development, protect neighborhoods and views, and to promote economic growth. Within that framework, Staff has been working on the following items throughout the 2012 calendar year to ensure that the goals set forth in the Yreka General Plan have been addressed:

- The City continues to maintain a list of the most of the available vacant land in the City that is appropriate to meet its share of the regional housing needs. (GOAL LU.3; PROGRAM LU.3A; PROGRAM LU.10.C)
- The City has recently completed an environmental review of the Yreka Creek Trail Development Project, which includes the development of public access trails along Yreka Creek and within the Yreka Creek Greenway. (GOAL LU.5; PROGRAM LU.5.A; PROGRAM LU.5.H; GOAL LU.6; GOAL LU.11)
- In 2012, the City completed an environmental review of the Yreka Wastewater Collection and Treatment Improvement Project using guidelines from both the USDA Rural Development Rural Utilities Service and the State Revolving Fund loan program for funding. This project consists of (1) repair or replacement of portions of the City's existing municipal wastewater collection system at 13 locations; and (2) modification of waste treatment and sludge drying infrastructure at the City's existing wastewater treatment plant (WWTP). The proposed project implements several of the improvements recommended by the 2004 Master Sewer Plan for the City of Yreka and the 2007 Wastewater Treatment and Effluent Disposal Expansion Plan. (GOAL LU.10; PROGRAM LU.10.H)



- The City has recently completed an environmental review of the Yreka Creek Trail Development Project, which serves to build upon the successes of the recently completed Yreka Stormwater Attenuation and Floodplain Restoration project, a Proposition 40 bond-funded project that restored 700 feet of Yreka Creek floodplain and approximately five acres of City of weed property within the current 20.5-acre project site. The Yreka Creek Trail Development Project includes the development of public access trails along Yreka Creek and within the Yreka Creek Greenway. (GOAL LU.11; PROGRAM LU.11.D)
- The City continued to require an archaeological record search for all discretionary projects. These include the Yreka Creek Trail Development Project and the Yreka Wastewater Collection and Treatment Improvement Project. (PROGRAM LU.12.A)

Summary/Conclusion: The Land Use Element is useful and adequate in its characterization of the nature of the City, and the Plan's overarching goals and objectives. No amendments to the Land Use Plan were made in 2012.

#### CIRCULATION ELEMENT:

*"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan..."*

There are seven goals listed within the Circulation Element of the Yreka General Plan, as follows:

- Goal CI.1 – Develop and maintain roadways in an orderly and visually attractive manner that enhances the community.
- Goal CI.2. – To maintain a functional performance of roadways throughout the community at a Level of Service C or better.
- Goal CI.3. – Accomplishment of on-going maintenance of roadways in an efficient and cost effective manner.
- Goal CI.4. – Ensure that circulation improvements are adequate to serve transportation demands of new development within Yreka.
- Goal CI.5. – Provide safe, convenient and attractive routes for pedestrians and bicyclists of all ages throughout Yreka.
- Goal CI.6. – Minimize the impacts of growth on the Yreka Western Railroad Steam Train.
- Goal CI.7. – Encourage and enhance public transit within Yreka.

These goals contain several objectives and programs which generally seek to enhance the movement of goods and people throughout the City, provide safe walking routes for residents, maintain and improve the quality of the roadways within the City, etc. During the 2012 calendar year, the City has taken the following measures to advance the objectives and programs under these goals:

- The City has recently completed an environmental review of the Yreka Creek Trail Development Project. This project proposes a 5,000 square feet of asphalt parking lot. (PROGRAM CI.4.D)

- The Yreka Creek Trail Development Project includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. Trails are proposed to extend under Interstate 5 providing non-motorized access to either side that facility and would also traverse behind several existing commercial businesses that front Main Street. (GOAL CI.5; PROGRAM CI.5.B; PROGRAM CI.5.C; PROGRAM CI.5.D)

Summary/Conclusion: The Circulation Element in the General Plan is devised and designed to support Land Use Plan and policies for both current uses and future growth. The Circulation Element has not been substantially amended since its adoption and the goals, objectives and programs of the Element remain valid. The Circulation Plan within the Element continues to serve to facilitate the implementation of the Land Use Plan and the assumptions and projections supporting its designations of streets and roadways remain accurate and provide for a legally adequate and viable plan.

#### CONSERVATION, OPEN SPACE, PARKS AND RECREATION ELEMENT:

*"A conservation element for the conservation, development and utilization of natural resources including water...soils, rivers...and other natural resources."*

There are eight goals listed within the Conservation, Open Space, Parks and Recreation Element of the Yreka General Plan, as follows:

- Goal CO.1 – Recognize, promote and protect the natural resources within and near the City.
- Goal CO.2 – To ensure responsible mining and natural resource.
- Goal CO.3 – To ensure continued agriculture and timber uses in the Yreka Planning Area.
- Goal CO.4 – Minimize impacts to wildlife and wildlife habitat as new development occurs within Yreka.
- Goal CO.5 – Maintain and protect air quality within the City of Yreka at acceptable levels as defined by state and federal standards.
- Goal CO.6 – Protect the quantity of community water supplies and avoid degradation of water quality.
- Goal CO.7 – Continue to expand acreage of public open space as a means to maintain the rural character of Yreka.
- Goal CO.8 – To provide a variety of parks and recreation facilities maintaining a level of one acre of park land for each 1,000 persons.

The following work efforts were undertaken or advanced in 2012 to implement the programs and policies of the Conservation, Open Space, Parks and Recreation Element. Some of these work efforts included the following:

- The City has recently completed an environmental review of the Yreka Creek Trail Development Project and the Yreka Wastewater Collection and Treatment Improvement Project. Both of these projects will be required to implement appropriate mitigation to minimize impacts to biological resources during and after construction. (GOAL CO.4; PROGRAM CO.4.A)



- The Yreka Creek Trail Development Project involves habitat enhancement proposals such as the creation of an approximately 700-foot drainage swale to provide vegetative filtration of stormwater, the restoration of approximately 1 acre of floodplain by re-contouring flood constrictions, the planting approximately 600 native plants and trees, and the implementation of erosion control measures. The implementation of these habitat enhancement mechanisms, as well as all the other components of the project, has been assessed to determine their potential impacts on Coho salmon. As a result of this assessment, detailed avoidance mitigation has been developed and will be enforced by the City Public Works Department. (GOAL CO.4; PROGRAM CO.4.B; PROGRAM CO.4.C; PROGRAM CO.4.D; PROGRAM CO.6.I)
- The City has recently completed an environmental review of the Yreka Creek Trail Development Project and the Yreka Wastewater Collection and Treatment Improvement Project. In the case of both projects, the City will prepare a stormwater pollution prevention plan (SWPPP) in order to comply with the Regional Water Quality Control Board's General Construction Storm Water Permit. The SWPPP will identify best management practices (BMPs) to be implemented on the project site to minimize soil erosion and protect local waterways and existing drainage systems. Compliance with the State's General Construction Storm Water Permit will minimize soil erosion and loss of topsoil from project implementation (GOAL CO.6; PROGRAM CO.6.B; PROGRAM CO.6.C)
- The Yreka Creek Trail Development Project involves the surfacing of approximately 1,500 linear feet of existing trail to make it ADA-accessible and the construction of approximately 1,900 linear feet of gravel trail along Yreka Creek for the benefit of the public. (GOAL CO.7; PROGRAM CO.7.A; PROGRAM CO.7.B; PROGRAM CO.8.C; PROGRAM CO.8.H)

Summary/Conclusion: The Conservation, Open Space, Parks and Recreation Element remains useful and relevant and has served the City over its last period of increased development interest and activity, and the recent decrease. The Element has not been amended since its adoption and the goals, objectives and programs of the Element remain valid.

#### NOISE ELEMENT:

*"A noise element which shall identify and appraise noise problems in the community. [It] shall...analyze and quantify, to the extent practicable...current and projected noise levels for all of the following sources...[including highways, industrial uses, and others identified by Council as contributing to the community noise environment]. Noise contours shall be shown for all of these sources...The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element..."*

There are three goals listed within the Noise Element of the Yreka General Plan, as follows:



- Goal 1: To protect the existing and future citizens of Yreka from the harmful effects of exposure to excessive noise. More specifically, to protect existing noise-sensitive land uses from new uses that would generate noise levels which are incompatible with those uses, and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.
- Goal 2: To protect the economic base of Yreka by preventing the encroachment of noise sensitive land uses into areas affected by existing noise-producing uses. More specifically, to recognize that noise is an inherent byproduct of many industrial processes and to prevent new noise-sensitive land uses from being developed in areas affected by existing industrial noise sources.
- Goal 3: To provide sufficient noise exposure information so that existing and potential future noise impacts may be effectively addressed in the land use planning and project review processes.

Summary/Conclusion: The Noise Element contains standards and guidelines that protect both existing noise generating uses and new potentially noise sensitive land uses. The Noise Element contained within the General Plan has been used by staff on a number of occasions and has provided valuable guidance and policy direction for the City. The Noise Element contained within the Plan is current and accurate, and remains useful and legally adequate.

#### PUBLIC HEALTH AND SAFETY ELEMENT:

*"A safety element for the protection of the community from any unreasonable risks associated with the effects of [...earthquakes, dam failures, subsidence, liquefaction and other known geologic hazards]. It shall also address evacuation routes, peakload water supply requirements..."*

There are six goals listed within the Public Health and Safety Element of the Yreka General Plan, as follows:

- Goal PH.1 – Ensure that the City and involved local agencies are able to effectively respond to emergency situations, which may threaten the people or property of Yreka.
- Goal PH.2 – Minimize the risk of personal injury and property damage resulting from flooding.
- Goal PH.3 – Protect people and property within the City of Yreka against fire related loss and damage.
- Goal PH.4 – Ensure that police protection services in the City of Yreka are adequate to protect both people and property in the community.
- Goal PH.5 – Minimize the threat of personal injury and property damage due to seismic and geologic hazards.
- Goal PH.6 – Minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials.

There have been work efforts within the City in 2012 to advance the goals and programs of the Public Health and Safety Element. Some of these work efforts include the following:

- One of the objectives of the Yreka Creek Trail Development Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka (GOAL PH.2; PROGRAM PH.2.A; PROGRAM PH.2.E)
- The City continued to fund the Yreka Police Department which in turn has continued to provide a high quality, community appropriate level of law enforcement services. (GOAL PH.4; PROGRAM PH.4.D)

Summary/Conclusion: The Public Health and Safety Element contains information and goals, objectives, and programs regarding emergency preparedness, flood and geologic hazards, fire and police protection, and hazardous waste and materials. The Element has not been amended since its adoption and remains a current, useful and adequate Element of the Plan.

#### PUBLIC FACILITIES ELEMENT:

*Various aspects of public facilities are considered within the Public Facilities Element. While state law requires the general plan to address domestic water service issues, requirements regarding other facilities are not clearly or specifically defined. This element considers the range of public facilities which the City must provide to support existing and future urban land uses.*

There are six goals listed within the Public Facilities Element of the Yreka General Plan, as follows:

- Goal PF.1 – Ensure that public facilities are designed to accommodate reasonable future need.
- Goal PF.2 – Help the School Districts continue to offer high quality educational services and facilities to local school children.
- Goal PF.3 – Ensure an ample water supply for the City of Yreka.
- Goal PF.4. – Develop and properly maintain facilities to transport, treat, and discharge wastewater in a safe and sanitary manner.
- Goal PF.5 – Provide for the collection, transport, and discharge of stormwater in a safe manner and protect people and property from flooding.
- Goal PF.6. – Ensure that solid waste disposal and recycling services are adequate to meet the needs of current and future residents of the City.

There have been work efforts within the City in 2012 to advance the goals and programs of the Public Facilities Element. Some of these work efforts include the following:

- The City has recently completed an environmental review of the Yreka Creek Trail Development Project and the Yreka Wastewater Collection and Treatment Improvement Project. The Yreka Creek Trail Development Project serves to implement a portion of the 2005 Yreka Creek Greenway Master



Plan. The Yreka Wastewater Collection and Treatment Improvement Project implements several of the improvements recommended by the 2004 Master Sewer Plan for the City of Yreka and the 2007 Wastewater Treatment and Effluent Disposal Expansion Plan. ( PROGRAM PF.1.F)

- The Yreka Wastewater Collection and Treatment Improvement Project consists of the repair or replacement of portions of the City's existing municipal wastewater collection system at 13 locations as well as the modification of waste treatment and sludge drying infrastructure at the City's existing wastewater treatment plant. (GOAL PF.4)
- One of the objectives of the Yreka Creek Trail Development Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka. This project includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. (GOAL PF.5; PROGRAM PF.5.C; PROGRAM PF.5.F; PROGRAM PF.5.G)

Summary/Conclusion: The Public Facilities Element in the General Plan is envisioned and designed to address the range of public facilities that the City must provide to support existing and future land uses. The Public Facilities Element has not been amended since its adoption and the goals, objectives and policies of the Element remain valid.

#### HOUSING ELEMENT:

*"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. [It] shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community... (§65580)." "Each local government shall review its housing element as frequently as appropriate...but not less than every five years." (§65588)*

Summary/Conclusion: The 2009-2014 Housing Element was adopted in November 2009 and is the most recently adopted Element of the General Plan. The 2009-2014 Housing Element has been approved by the State Housing and Community Development Department. Generally, Housing Elements provide information and policy guidance on issues to include affordable housing, housing for special needs groups and identifies potential programs that the City utilizes to help fill under-served housing needs in the community.

The 2009-2014 Housing Element contains 11 policies and 42 programs designed to establish the City's approach to the planning of housing in the City. Because of issues related to the general state of the local, regional and national economies, the City has not seen any substantial housing-related planning projects nor has there been any new housing constructed in the City.



The 2009-2014 Housing Element functioned as a useful and adequate Element of the Plan over the course of the past year (see Table C below).

### ***Overall Summary***

The City of Yreka adopted its General Plan in 2003 and the document has been providing policy guidance and direction in a meaningful way since its adoption. The General Plan Land Use Map has been amended in minor ways since 2003 yet in a way that did not result in any changes or shifts in Plan vision or policy direction. All amendments since 2003 furthered the implementation of various goals and objectives of the Plan.

There have been no amendments to the Plan proposed, considered or approved in the previous year. While various setting discussions and statistical information contained within the Plan have changed following its adoption, the Plan continues to be legally-adequate and to responsibly and sufficiently represent the policy direction of the City.

### **DEVELOPMENT ACTIVITY 2012**

As discussed above, 2012 saw a reduction in the levels of development activity and interest following what had been a substantial increase in development and entitlement-related activities during the 2006-2009 periods.

In 2012, the City of Yreka Planning Department processed 135 development permits. **Appendix A** is a summary of applications submitted to the City through the 2012 calendar year.

The City did not process any General Plan Amendments, Lot Mergers, Subdivision Maps, Tentative Maps or Annexation requests in 2012.

### **Summary**

As the real estate market continued to stagnate throughout the majority of Northern California communities, the City of Yreka has experienced a slowing in total development activity and application levels experienced in the mid- to late-2000's to a level today resulting in almost no substantial development activity within the City in 2012.

As indicated previously in this report, the City of Yreka General Plan continues to provide meaningful direction to elected officials, city staff, landowners, citizens and parties interested in the future of the City. Through the end of the calendar year 2012, the Plan has remained essentially unchanged in its direction and policy foundations from the time of its adoption in 2003. The Plan was not amended in 2012, and there were no changes to land uses or to the goals, objectives and policies of the Plan. The current General Plan continues to provide accurate and useful policy guidance for the City. The document is adequate and functional, and succeeds in meeting its own goals, objectives, and programs and in serving the needs of the City of Yreka.

### **REFERENCES**

1. *City of Yreka General Plan 2002-2022*. Adopted 2003.
2. *2009-2014 City of Yreka General Plan Housing Element*. Adopted 2009.
3. *2012 City of Yreka Planning Department Application Processing Log*
4. California Department of Finance, Demographic Research Unit, E-5 Report, (2013).
5. Website, State of California: Governor's Office of Planning and Research. Various pages; <http://www.opr.ca.gov/>



**CA Department of Housing and Community Development (HCD)**

**Housing Element Implementation  
Annual Progress Report Form**

**Reporting Year 2012**

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Yreka
Reporting Period	1/1/2012 - 12/31/2012

Table A  
Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	Housing with Financial Assistance and/or Deed Restrictions		8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	0	0	0	See Instructions	See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
(10) Total by income Table A/A3			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Yreka  
Reporting Period 1/1/2012 - 12/31/2012

Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Yreka  
Reporting Period 1/1/2012 - 12/31/2012

Table B

### Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				28
Very Low	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				20
Low	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				16
Moderate	Deed Restricted Non-deed restricted	2	1	0	0	0	0	0			3	
	Deed Restricted Non-deed restricted	12	0	0	0	1	0	0			13	37
Above Moderate		14	1			1	0				16	101
Total RHNA by COG. Enter allocation number:												
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Yreka  
Reporting Period 1/1/2012 - 12/31/2012

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE.1.1.1		Review General Plan for adequate vacant land to accommodate a variety of housing types.	Annual Review	The City continues to maintain a list of the available vacant land in the City that is appropriate to meet its share of the regional housing needs.
HE.1.2.1		Encourage and support residential development plans for lower income housing.	Continuous	There were no request for residential development in 2012.
HE.1.2.2		Encourage developers of large residential subdivisions to provide some affordable housing.	As proposals are received	There were no request for residential development in 2012.
HE.1.2.3		Encourage development of affordable housing by maintaining low fees.	Annual	Fees are deposited against cost. They are minimal and would not deter development.
HE.1.2.4		Review Government Code Section requirements for density bonuses	1-Aug-10	In progress, this change has not been completed yet.
HE.1.2.5		Maintain affordable units	As needed	In progress.
HE.1.2.6		Search for gap funding for projects at risk.	As needed	In progress.
HE.1.2.7		Maintain list of qualified entities to participate in offer to purchase and right of first refusal.	As needed	In progress. A list of funding resources is included in the 2009-2014 Housing Element, designated as Appendix B.
HE.1.2.8		Encourage non-profit organizations in applications for funding to acquire homeless shelter and/or transitional housing.	Ongoing	In progress.
HE.1.2.9		Encourage participation in the annual review of the Housing Element.	Annually	Accomplished through public notice of meetings.
HE.1.2.10		Develop procedures to grant priority sewer and water service to developments that include lower income households.	1-Aug-10	Specific procedures have not been developed yet, however there is adequate sewer and water available to accommodate new development.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Yreka	Reporting Period	1/1/2012 - 12/31/2012		
HE.1.3.1			Monitor CUP process on multifamily applications to determine if it is a deterrent to construction of multifamily units.	Annually	There were no applications for multifamily housing during 2012.
HE.1.3.2			Review zoning ordinance and revise if it creates constraints on housing affordability and availability.	Ongoing	City Staff instigated the process of reviewing the current Zoning Ordinance and considering revisions in order to eliminate unusual constraints on affordability and housing availability.
HE.1.3.3			Amend Zoning Ordinance re: Govt. Code Section 65589.5(d) and (f), and do not impose conditions that make the project infeasible.	1-Aug-10	In 2012, City Staff instigated the process of reviewing the current Zoning Ordinance in order to note that projects for very low-, low-, and moderate-income persons cannot be denied or conditioned in a way that makes the project infeasible.
HE.1.4.1			Maintain zoning and development standards to encourage affordable single family housing.	Ongoing	The City continues to maintain zoning and development standards in residential areas.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Yreka	Reporting Period	1/1/2012 - 12/31/2012			
HE.2.1.1			Priority shall be high for building permit processing and inspections for individuals with disabilities.	As needed	Building and Planning Departments give priority to individuals with disabilities as needed.	
HE.2.1.2			Establish reasonable accommodation to handicapped and disabled when such persons apply for building permits.	1-Aug-10	In 2012, City Staff instigated the process of reviewing the current Zoning Ordinance in order to establish reasonable accommodations in rules, policies, practices, and procedures that may be necessary to ensure persons with disabilities equal access to housing.	
HE.2.1.3			If accommodations are requested and a variance is required, the Planning Commission will be advised to balance variance standards with the Fair Housing Act, etc.	As applications are submitted	This provisions is implemented when appropriate applications are submitted.	
HE.2.1.4			Provide reasonable accommodation to handicapped and disabled when such persons apply for building permits.	As needed	Handicapped and disabled are provided reasonable accommodation as needed.	
HE.2.1.5			Work with developers of new multifamily housing that include 4 and 5 bedroom units and expedite review process.	As projects are proposed	No applications were submitted for any housing projects during 2012.	
HE.2.1.6			Conform to codes and standards related to access for disabled persons and facilitate modification of existing facilities.	Ongoing	This is accomplished in part through the Building Department (code enforcement) as building permits are issued.	
HE.2.1.7			Follow federal ADA guidelines for development of disabled units.	Ongoing	This is accomplished through the Building Department.	
HE.2.1.8			To facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units.	1-Aug-10	In 2010, City Staff instigated the process of reviewing the current Zoning Ordinance in a way that helps to facilitate housing for extremely low-income persons, specifically by clarifying the definition of single-room occupancy units and associated standards for these units.	
HE.2.1.9			Amend Zoning Ordinance to include definitions of supportive and transitional housing and emergency shelters. Allow emergency shelters by right in Light Industrial zones.	1-Aug-10	Pursuant to Senate Bill 2, City Staff began the process of amending the Zoning Ordinance to include separate definitions of "supportive housing," "transitional housing," and "emergency shelters" consistent with Section 50675.14, 50675.2, and 50801 of the California Health and Safety Code. This process, which was instigated in 2010, will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type.	
HE.2.1.10			Amend Zoning Ordinance to allow group care facilities (6+) by CUP in R-2, R-3, C-2, and CH zones. Continue allowing group care facilities for 6 or less in all residential zones.	1-Aug-10	In progress, this has not been accomplished yet.	
HE.2.1.11			The City will prioritize funding, offer financial incentives, or regulatory concessions to encourage development of single-room units or units affordable to the extremely low-income.	Whenever housing for extremely low-income is proposed	No applications were submitted for any housing projects during 2012.	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Yreka	Reporting Period	1/1/2012 - 12/31/2012		
HE.3.1.1	Goal of assisting 5 homeowners in the next 5 years through the provision of loans to homeowners to rehabilitate or replace dilapidated units.	Ongoing	The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, \$647,314.39 of CDBG Housing Rehabilitation loans has been allocated to 7 different parties.		
HE.3.1.2	Encourage rehabilitation of historic structures and inform/help with Mills Act contracts.	Ongoing	The City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act Ordinance.		
HE.3.1.3	Review standards in Zoning Ordinance for permitted uses to help insure compatibility with adjacent uses.	Annually	The Zoning Ordinance is regularly monitored to see if modifications are necessary.		
HE.3.1.4	Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.	Ongoing	The City promptly responds to complaints from residents. The City has taken action on violations within the City.		
HE.3.1.5	Utilize the code enforcement program as a means of keeping track of the conditions of the City's housing stock.	Ongoing	Residential areas are regularly monitored by the Planning Commission, City Council, and Staff due to the small size of the community. As the City becomes aware of issues needing attention, they are addressed promptly.		
HE.4.1.1	Ensure all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations.	Ongoing	Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.		
HE.4.1.2	Make information of Fair Housing available to the public	Ongoing	Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.		
HE.4.1.3	Provide a referral service to those who handle complaints against discrimination.	As complaints are received	The City has provided referral as necessary and will continue to do so.		
HE.5.1.1	Continue to allocate HOME and CDBG funds to direct housing related programs.	As Grants are received	The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, \$647,314.39 of CDBG Housing Rehabilitation loans has been allocated to 7 different parties.		



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Yreka	Reporting Period	1/1/2012 - 12/31/2012	
HE.5.1.2			Encourage local builders to provide sufficient housing for participants in first-time homebuyers and below market rate purchase programs.	No applications were submitted for any housing projects during 2012.
HE.5.1.3			Provide assistance to developers, nonprofit organizations, and others to apply and develop projects for federal and state housing programs/grants.	The City continues to notify developers of available funding and other incentives as they become available.
HE.5.2.1			Support staff efforts to expand their housing knowledge base.	The City provides funding for staff to attend conferences and training sessions as needed. The City is also on mailing lists for relevant housing related state departments and organizations.
HE.5.3.1			Establish a biennial monitoring programs to identify assisted at-risk units of losing their affordability subsidies or requirements.	The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units.
HE.6.1.1			Promote use of energy conservation measures in all housing through use of public and private weatherization programs.	The City has instituted a city-wide newsletter to disseminate information on energy conservation programs. Great Northern Corporation manages the local weatherization program and is widely used.
HE.6.1.2			Provide information on currently available weatherization and energy conservation programs to residents of the City.	The City has instituted a city-wide newsletter to disseminate information on energy conservation programs. Great Northern Corporation manages the local weatherization program and is widely used.
HE.6.1.3			Continue enforcement of state requirements for energy conservation in new residential projects.	Compliance with the Zoning Ordinance and California Building Code, including Title 24, assures energy conservation in new residential projects.

ANNUAL ELEMENT PROGRESS REPORT  
*Housing Element Implementation*  
(CCR Title 25 §6202 )

Jurisdiction	City of Yreka
Reporting Period	1/1/2012 - 12/31/2012

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# Appendix A

## CITY OF YREKA BUILDING PERMITS FOR 2012

Permit #	Issued Date	Description	Location
1 7275	3/15/2012	Accessory Bldg	637 SOUTH ST
2 7313	8/6/2012	BLDGMISC	1906 FORT JONES RD
3 7318	8/14/2012	BLDGMISC	417 S OREGON ST
4 7329	10/10/2012	BLDGMISC	431 N FOOTHILL DR
5 7278	3/29/2012	CommDemo	1235 S MAIN ST
6 7327	10/8/2012	CommDemo	809 FOURTH ST
7 7271	3/7/2012	Commercial	1403 MONTAGUE RD
8 7277	3/23/2012	Commercial	329 PHILLIPE LN
9 7279	4/2/2012	Commercial	329 PHILLIPE LN
10 7280	4/2/2012	Commercial	329 PHILLIPE LN
11 7292	5/18/2012	Commercial	329 PHILLIPE LN
12 7304	6/14/2012	Commercial	1801 FORT JONES RD
13 7262	2/6/2012	CommFireInspection	700 S MAIN ST - # 5
14 7283	4/24/2012	CommFireInspection	404 W MINER ST A-C
15 7342	12/7/2012	CommFireInspection	326 W MINER ST
16 7343	12/12/2012	CommFireInspection	1202 MAIN ST
17 7264	2/7/2012	CommFoundation	329 PHILLIPE LN
18 2530	1/10/2012	CommMechanical	314 PINE ST
19 2531	3/23/2012	CommMechanical	1906 FORT JONES RD
20 2533	3/27/2012	CommMechanical	1217 S MAIN ST # A
21 2538	7/3/2012	CommMechanical	100 PAYNE LN
22 2541	8/30/2012	CommMechanical	329 PHILLIPE LN
23 2543	9/13/2012	CommMechanical	715 N MAIN ST
24 2549	1/15/2013	CommMechanical	401 W MINER ST
25 2544	10/1/2012	CommPellet	715 N MAIN ST
26 2532	3/26/2012	CommPlumbing	1217 S MAIN ST # A
27 7290	5/9/2012	CommRemodel	329 PHILLIPE LN
28 7302	6/11/2012	CommRemodel	1508 FAIRLANE RD
29 7317	8/14/2012	CommRemodel	380 E OBERLIN RD
30 7320	8/24/2012	CommRemodel	502 N FAIRCHILD ST
31 7259	1/4/2012	CommRepairs	402 TURRE ST 2



# CITY OF YREKA BUILDING PERMITS FOR 2012

<u>Permit #</u>	<u>Issued Date</u>	<u>Description</u>	<u>Location</u>
32	7263	1/19/2012 CommRepairs	Note service address should be 300 LANE ST
33	7269	2/27/2012 CommRepairs	Ceiling joist repair 742 S MAIN ST
34	7270	2/28/2012 CommRepairs	Van-Accessible Parking Space - Path of Travel 735 N MAIN ST
35	7282	4/17/2012 CommRepairs	Rebuild roof system/fire damage/Rewire 1235 S MAIN ST
36	7296	5/23/2012 CommRepairs	845 FOURTH ST
37	7297	5/24/2012 CommRepairs	1289 S MAIN ST
38	7301	6/8/2012 CommRepairs	HVAC FOR MEAT PROCESSING PLANT 329 S PHILLIPE LN
39	7303	6/13/2012 CommRepairs	3 SINKS/KITCHEN 314 S BROADWAY ST
40	7308	7/6/2012 CommRepairs	325 W MINER ST
41	7324	9/19/2012 CommRepairs	2060 CAMPUS DR
42	7328	10/8/2012 CommRepairs	Interior Alteration 812 N OREGON ST
43	7333	10/25/2012 CommRepairs	Beam Repair Project 809 4TH ST
44	7334	10/26/2012 CommRepairs	New truss roof 2060 CAMPUS DR
45	7276	3/23/2012 CommReroof	Interior Alterations 300 LANE ST
46	7336	11/5/2012 CommReroof	Commercial Reroof 105 E OBERLIN RD
47	7337	11/13/2012 CommReroof	Commercial Reroof 1403 MONTAGUE RD
48	7340	12/5/2012 CommReroof	Commercial Reroof 201 FOURTH ST/CENTER
49	2043	5/3/2012 CommRewire	Rewire/Electrical Permit 1289 S MAIN ST
50	2050	7/3/2012 CommRewire	Rewire/Electrical Permit 314 S BROADWAY ST
51	2054	8/6/2012 CommServiceChange	Service Change/Electrical 1288 S MAIN ST
52	2055	8/3/2012 CommServiceChange	Service Change/Electrical 300 E MINER ST 1
53	2056	9/25/2012 CommServiceChange	Service Change/Electrical 1217 S MAIN ST #B
54	2034	1/25/2012 CommSigns	Electrical Sign Permit 1906 FORT JONES RD
55	2049	6/21/2012 CommSigns	Install Electrical Signs 115 E MINER ST
56	2051	7/16/2012 CommSigns	165 S BROADWAY ST/W MINER ST- GDN
57	7300	6/6/2012 CommSigns	Projecting sign - Historic district 329 W MINER ST
58	7341	12/7/2012 CommSigns	1421 S MAIN ST
59	7285	4/30/2012 CommSprinklerSyst	Belcampo project - Sprinkler System 329 PHILLIPE LN
60	2040	3/26/2012 CommTempPower	Temporary Power 520 S MAIN ST
61	7268	2/24/2012 Decks	Decks 1235 GEORGIA WY
62	7284	4/25/2012 Decks	Decks 2266 BELLE AV
63	7281	4/12/2012 Demo	Demolition Building Permit 217-219 THIRD ST 1-6
64			
65	7274	3/14/2012 FireInspection	FIRE INSPECTION 351 BRUCE ST 64
66	7309	7/9/2012 FireInspection	520 N MAIN ST
67	7314	8/2/2012 GarageCarport	909 BENNETT DR
68	2529	1/10/2012 Mechanical	Mechanical 612-614 S MAIN ST
69	2534	4/12/2012 Mechanical	Mechanical - Heat Pump 718 EMERSON DR

**CITY OF YREKA**  
**BUILDING PERMITS FOR 2012**

<u>Permit #</u>	<u>Issued Date</u>	<u>Description</u>	<u>Location</u>
70	2536	5/16/2012 Mechanical	Mechanical-Water Heater (603
71	2539	7/16/2012 Mechanical	Elm St.)
72	2540	7/17/2012 Mechanical	Mechanical
73	2542	8/30/2012 Mechanical	Mechanical
			601-605 ELM ST
			915 W MINER ST #56
			317 WETZEL WY
			502-502.5 BUTTE ST
74	7308	7/3/2012 Mechanical	Mechanical - see permit # 2538
75	2546	11/30/2012 Monitor/Heater	100 PAYNE LN
76	2545	11/28/2012 Pellet	306-308 W MINER ST
77	2547	12/11/2012 Pellet	182 HUMBUG RD
78	7345	12/20/2012 Photovoltaic	812 NORTHVIEW DR
79	2535	5/1/2012 Plumbing	624 BURGESS ST
80	2537	5/23/2012 Plumbing	138 S LANGE WY
81	7261	1/10/2012 Reroof	521 N MAIN ST
82	7267	2/16/2012 Reroof	208 HUMBUG RD
83	7273	3/13/2012 Reroof	318 HERZOG BL
84	7286	5/1/2012 Reroof	702 LEWIS ST
85	7287	5/2/2012 Reroof	520 LAWRENCE LN
86	7289	5/8/2012 Reroof	509 N FAIRCHILD ST
87	7291	5/14/2012 Reroof	903 SOUTH ST
88	7293	5/18/2012 Reroof	739 W LENNOX ST
89	7294	5/18/2012 Reroof	915-917 FOURTH ST
90	7295	5/18/2012 Reroof	501 S FAIRCHILD ST
91	7299	5/29/2012 Reroof	1346 FLUME CT
92	7305	6/21/2012 Reroof	502 HILLCREST DR
93	7306	6/28/2012 Reroof	501 DISCOVERY ST/OAK
94	7307	6/29/2012 Reroof	1213 NORTHRIDGE DR
95	7311	7/20/2012 Reroof	634 W LENNOX ST
96	7321	8/27/2012 Reroof	417 W LENNOX ST
97	7322	9/13/2012 Reroof	410 W CENTER ST
98	7323	9/17/2012 Reroof	736-740 W LENNOX ST
99	7325	9/24/2012 Reroof	915 PARK PL
100	7331	10/23/2012 Reroof	821 MARYHILL CIR
101	7332	10/24/2012 Reroof	312 JACKSON ST
102	7335	10/29/2012 Reroof	406 LANE ST
103	7339	11/27/2012 Reroof	925 CAMPBELL AV
104	7260	1/10/2012 ResidentialAdd	537 EVERGREEN LN
105	7315	8/8/2012 ResidentialAdd	605 E LENNOX ST
			408 WETZEL WY
			Kitchen Remodel - Permit # is
			7265
106	7264	2/13/2012 ResidRemodel	1002 QUARRY CT
107	7312	7/24/2012 ResidRemodel	502-502.5 BUTTE ST
108	7316	8/8/2012 ResidRemodel	1303 S OREGON ST/FLORENTI
109	7330	10/15/2012 ResidRemodel	624 BURGESS ST
110	7272	3/12/2012 ResidRepair	744 NORTH ST
111	7288	5/7/2012 ResidRepair	217-219 THIRD ST 1-6

**CITY OF YREKA**  
**BUILDING PERMITS FOR 2012**

<u>Permit #</u>	<u>Issued Date</u>	<u>Description</u>	<u>Location</u>
112 7298	5/24/2012	ResidRepair	308 HERZOG BL
113 7319	8/20/2012	ResidRepair	617 FRENCH ST
114 7326	10/3/2012	ResidRepair	521 BUTTE ST
115 7338	11/13/2012	ResidRepair	630 BURGESS ST
116 7344	12/12/2012	ResidRepair	201 S DEWITT WY
117 2036	2/8/2012	Rewire	645 BUTTE ST
118 2037	2/17/2012	Rewire	1525 LUCAS RD # B
119 2041	4/11/2012	Rewire	814 HILLCREST DR
120 2046	5/23/2012	Rewire	605 E LENNOX ST
121 2048	6/6/2012	Rewire	1500 FAIRLANE RD
122 2059	12/13/2012	Rewire	921 CAMPBELL AV
123 2060	1/11/2013	Rewire	306-308 W MINER ST
124 2035	1/30/2012	ServiceChange	500 NORTH ST/PINE
125 2038	2/29/2012	ServiceChange	309 LAWRENCE LN 2
126 2039	3/5/2012	ServiceChange	905 OAK ST
127 2042	4/16/2012	ServiceChange	630 W MINER ST
128 2044	5/10/2012	ServiceChange	907 TERRACE DR
129 2045	5/16/2012	ServiceChange	1407 OAKVIEW CR
130 2047	6/1/2012	ServiceChange	417 S OREGON ST
131 2052	7/16/2012	ServiceChange	803 W MINER ST
132 2053	8/6/2012	ServiceChange	222 PINE ST
133 2058	11/30/2012	ServiceChange	740 SOUTH ST
134 2057	10/29/2012	ServiceElectNew	711 W LENNOX ST
135 2548	12/14/2012	WoodStove	320 FLORENTINE BL

**Total Building Permits Issued for 2012 includes Historic District & Reroofs** **135**

Commercial **60**

Residential **75**